



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

MAY 29, 2019

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:32 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz, Drury, Edmunds, Lenvik, Mahan (until 5:50 p.m.), and Veyna (at 1:32 p.m.)
Commissioners absent: Ooley and Nemec
Staff present: John Doimas, Assistant City Attorney (until 6:50 p.m.), Hernandez (absent 5:58-6:50 p.m.), and Reidel

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **May 15, 2019**, as amended.
Action: Hausz/Mahan, 5/0/2. (Grumbine and Edmunds abstained. Ooley and Nemec absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 29, 2019**, as reviewed by Chair Grumbine.
Action: Hausz/Drury, 7/0/0. (Ooley and Nemec absent.) Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:
1. Ms. Hernandez announced the following:
 - a. Commissioners Ooley and Nemec are absent.
 - b. The Commission received packets containing all of the staff reports for the next round of mass designations of Structures of Merit which will take place on June 26, 2019.
 - c. Ms. Hernandez introduced the new summer intern, Michelle Espinoza.
 2. Commissioner Mahan announced that he will leave before 6:00 p.m.
 3. Commissioner Grumbine provided flyers for the upcoming symposium to consider the city's present and future urban design needs; Santa Barbara: Yesterday, Today, Tomorrow. The symposium will take place from June 6 – 8, 2019 at the Alhecama Theatre. All events are free and tickets are available on the Santa Barbara Trust for Historic Preservation website.

E. Subcommittee Reports:

Commissioner Drury reported on the new Sign Committee program for the Cabrillo Pavilion presented by the City of Santa Barbara Parks & Recreation.

(1:50PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION

1. **30 WEST ARRELLAGA ST**
Assessor's Parcel Number: 027-181-013
Owner: Kruger-Bensen-Ziemer

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on June 26, 2019 to consider a recommendation to City Council for City Landmark designation of the Nelson Medical Building designed by noted architect Lutah Maria Riggs in the mid-century modern style located at 30 West Arrellaga Street.)

Actual time: 1:45 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Motion: Adopt Resolution of Intention 2019-5 to hold a Public Hearing on June 26, 2019 to consider a recommendation to City Council for City Landmark designation of the Nelson Medical Building designed by noted architect Lutah Maria Riggs in the mid-century modern style located at 30 West Arrellaga Street.

Action: Hausz/Mahan, 7/0/0. (Ooley and Nemec absent.) Motion carried.

(1:55PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. 1126 SANTA BARBARA ST**

Assessor's Parcel Number: 029-162-040

Owner: Storke/Schauer LTD
CO Michael Towbes

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on June 26, 2019 to consider a recommendation to City Council for City Landmark designation of the Schauer Printing Building designed by noted architects Edwards and Plunkett in the Spanish Colonial Revival style located at 1126 Santa Barbara Street.)

Actual time: 1:48 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Motion: Adopt Resolution of Intention 2019-6 to hold a Public Hearing on June 26, 2019 to consider a recommendation to City Council for City Landmark designation of the Schauer Printing Building designed by noted architects Edwards and Plunkett in the Spanish Colonial Revival style located at 1126 Santa Barbara Street.

Action: Hausz/Drury, 7/0/0. (Ooley and Nemec absent.) Motion carried.

(2:00PM) DISCUSSION ITEM**3. TINY LIBRARIES ON STATE ST**

Staff: Sarah York Rubin, Santa Barbara Office of Arts & Culture

(The City of Santa Barbara in partnership with the County will present information on a Tiny Libraries on State public art sculpture exhibition planned for temporary installation on six of the designated sculpture pads in Downtown Santa Barbara. The Tiny Library sculptures will be designed in the shape of the following punctuation marks: ?, !, #, &, %, j, and installed on State Street from June/July - September 2019. The primary artist is Douglas Lochner, DBA Flexible Logic, Inc. Additional producing partners include the City Arts Advisory Committee, Santa Barbara Public Library, Downtown Organization, Santa Barbara Public Library Foundation, Santa Barbara Beautiful and Santa Barbara Education Foundation. Curatorial partners include the Santa Barbara Museum of Art, Museum of Contemporary Art Santa Barbara, Santa Barbara City College, Santa Barbara County Arts Commission and UCSB.)

Actual time: 1:49 p.m.

Present: Sarah York Rubin, Executive Director, Santa Barbara Office of Arts & Culture; Julie Rutherford Davy, Curator, Santa Barbara Office of Arts & Culture; and Douglas Lochner, Artist

Staff comments: Ms. Hernandez stated that the HLC does not need to make a formal motion on this item. They may ask questions or comment generally, but the art itself is outside HLC purview.

Public comment opened at 2:04 p.m.

The following individual spoke:

1. Kellam de Forest

Public comment closed at 2:05 p.m.

Discussion held with positive comments.

*** THE COMMISSION RECESSED FROM 2:18 TO 2:27 P.M. ***

(2:20PM) CONTINUED ITEM: CONCEPT REVIEW**4. 226-232 E ANAPAMU ST, 1117 & 1121 GARDEN ST, 223 E FIGUEROA ST UNITS G & H**

Assessor's Parcel Number: 029-162-006, 007, 008, 009, 010, 012, 020, 021

Zone: O-R

Application Number: PLN2017-00092

Owner: Barranca Enterprises, Inc.

Architect: DesignARC

(Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are on the City's List of Potential Historic Resources as they are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project includes a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008, 029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). The proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage, and constructing a new four-story mixed-use building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, with an average unit size of 802 square feet per unit. Approximately 6,084 square feet of commercial space is proposed. The project includes 72 parking spaces provided in a new 11,545 square foot basement parking garage, and 52 bike parking spaces. The project site is designated Office/High Density within the Priority Housing Overlay (37-63 du/ac).)

A. Sixth Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on June 27, 2018.

Actual time: 2:27 p.m.

Present: Allison DeBusk, Senior Planner, City of Santa Barbara; Alexandra Cole, Preservation Planning Associates; Greg Reitz, Applicant; and Mark Shields, DesignARC

Staff comments: Allison DeBusk stated that the Planning Commission reviewed the project and gave a summary of the minutes from those meetings. Ms. Hernandez gave a short staff presentation on the project.

Public comment opened at 2:57 p.m.

The following individuals spoke:

1. Anna Marie Gott
2. Lisa Sands
3. Natalia Govoni

4. Alison Galindo
5. Lorna Boyd
6. Jose Arturo Gallegos
7. Nonie Hamilton
8. Kellam de Forest

Written correspondence from Angela Whatoff, Ariane Schmidt-Clausius, Bonnie Dillard, Christine Neuhauser, Douglas Imperato, Jamie Bishop, JoAnn Chenovick, Jorgia Bordofsky, Josie Castagnola, Joyce Artman Smith, Kathleen A. McGuire, Laura Rhoads, Linda Bentsen, Lisa Ann Kelly, Lisa Carlos, Marell Brooks, Maria Brant, Mary Beth Myers, Michele Kendrick, Paulina Conn, Reina Hernandez, Reylene Crawford, Sonia Rosenbaum, Stephanie Schenker, Stephen MacFarlane, Steve Martin, Susan Garrett, Teresa Everett, The Kelly Family, Toni McQueen, William Chiplis, and William R. Sandoval were acknowledged.

Public comment closed at 3:15 p.m.

Motion: Continue indefinitely with comments:

1. The Commission appreciates the work done by the applicant.
2. In general, the Commission feels that the mass, bulk, and scale are too big.
3. The Commission has concerns about commercial parking and traffic.
4. Redesign the bike storage element on A204.1, as it is too celebrated for its current use.
5. Show three different options for the arch over the garage: one as is, one without the arch, and one with a single lane arch.
6. Address the comments from the previous HLC hearing on June 27, 2018.
7. The Commission desires much more landscaping, as what is proposed is inadequate, especially the roof garden.
8. Study the elevator tower and attempt to push it back and minimize it, as what is currently proposed is not acceptable.
9. Show cross sections perpendicular to Garden Street.

Action: Drury/Hausz, 7/0/0. (Ooley and Nemec absent.) Motion carried.

B. Acceptance of a Phase II Historic Structures/Sites Report, prepared by Alexandra C. Cole is requested. The report concluded that the project is in conformance with the Secretary of the Interior's Standards for Rehabilitation and will have no adverse impacts to the historic resources. Thus the project will have a less than significant impact (Class III).

Actual time: 3:15 p.m.

Present: Allison DeBusk, Senior Planner, City of Santa Barbara; Alexandra Cole, Preservation Planning Associates; Greg Reitz, Applicant; and Mark Shields, DesignARC

Public comment opened at 3:22 p.m.

The following individuals spoke:

1. Kellam de Forest
2. Anna Marie Gott
3. Lorna Boyd
4. Lisa Sands

Public comment closed at 3:32 p.m.

Motion: **Accept the report with the condition that the location of the historic houses on Garden Street should respect the existing older residential setback on Garden Street.**

Action: Mahan/Drury, 4/3/0. (Hausz, Veyna, and Edmunds opposed. Ooley and Nemec absent.)
Motion carried.

Individual Comments:

Commissioner Edmunds opposed because she feels that the project is inappropriate for the neighborhood and would make it a commercial area. Commissioner Hausz opposed because he doesn't agree with how the maker of the report came to the conclusions of the report. Commissioner Veyna opposed because he feels that the project is inappropriate for the neighborhood.

*** THE COMMISSION RECESSED FROM 4:45 TO 4:55 P.M. ***

(3:50PM) CONTINUED ITEM: CONCEPT REVIEW

5. 215 E VICTORIA ST

Assessor's Parcel Number: 029-072-013

Zone: O-R

Application Number: PLN2018-00671

Owner: Gary James & Laury Jarvis Re Woods

Applicant: Bildsten Architecture & Planning

(This site is located in El Pueblo Viejo Landmark District. Proposal to demolish the existing 1,018 square foot garage and 45 square foot shed to construct a new two-unit apartment building on two levels with parking and open space at grade. The project will be developed under the Average Unit-Size Density Incentive Program with two one-bedroom units, and the existing five units to remain. The proposed density on this 12,977 square foot parcel is 24 units per acre on a parcel within the Office/High Residential (28-36 du/ac). Minor improvements are proposed at the three-unit building fronting Victoria Street, including replacing an existing deck, relocating the stair to the second level, and removing a side stair. Two orange trees adjacent to the proposed building will be removed, and new citrus proposed along the perimeter parking area of the driveway.)

Second Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on February 6, 2019.

Actual time: 4:55 p.m.

Present: Erica Obertelli, Bildsten Architecture and Planning; Ellen Bildsten, Architect, Bildsten Architecture and Planning; and Laury Woods, Owner

Staff comments: Ms. Hernandez stated that this is the second concept review only and no approvals may be granted. If the HLC feels the project is ready for Project Design Approval at the next hearing, they should indicate so in their motion for continuance.

Public comment opened at 5:10 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Full Commission for Project Design Approval with comments:

1. The Commission thanks the applicant for their additional study and work. The project is moving in the right direction.
2. In general, the Commission encourages the applicant to seek a modification from the Staff Hearing Officer for a reduction in open space with a roof above to preserve the existing balcony configuration of the front building.
3. The back building looks too sparse. In general, the Commission would like to see the back building softened with elements such as awnings, landscaping, and lights.
4. Enhance the paving materials, especially at pedestrian walk areas and around the entries.
5. Use landscaping to break up the long east side.
6. The Commission likes the coloring of the windows and would like to see a color sample.
7. Look at favorable locations for a trash enclosure.
8. In general, the Commission would like to see another solution to the overhang over the garage of the second building.
9. Horizontal railings are not appropriate in El Pueblo Viejo.

Action: Hausz/Drury, 6/0/0. (Mahan, Ooley, and Nemec absent.) Motion carried.

(4:35PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**6. 325 CHAPALA ST, 101 & 123 W GUTIERREZ ST, 324 DE LA VINA ST, (LOWER MISSION CREEK BETWEEN GUTIERREZ & U.S. 101)**

Assessor's Parcel Numbers: 037-245-003, 004, 015, & 018, ROW-002-035, ROW-002-099

Zone: C-G

Application Number: PLN2019-00070

Owner: Santa Barbara County Flood Control District

(Proposal for improvements to Reach 3, part of the Lower Mission Creek Flood Control Project, located between Highway 101 and the Gutierrez Street Bridge. The project includes the removal of concrete sloped embankment, concrete riprap, and non-native vegetation, and the construction of a new vertical concrete wall, natural channel banks with rock slope protection, and installation of native vegetation. Proposal to treat the new concrete channel wall with a faux sandstone form liner pattern to match the Gutierrez Street Bridge project, and install four foot high black ornamental railings on top of the channel wall to match the railing at the Chapala Street Bridge to the south.)

Project Design Approval and Final Approval are requested. Compliance with the Project Compatibility Analysis is required. Project was last reviewed on April 17, 2019.

Actual time: 5:58 p.m.

Present: Kathleen Kennedy, Project Planner, City of Santa Barbara; Matt Griffin, Santa Barbara County Flood Control District; and Taylor Berryman, Project Engineer, City of Santa Barbara

Public comment opened at 6:04 p.m.

The following individuals spoke:

1. Kathy Houlihan
2. Cat Smith
3. Brian Perona
4. Tom Thayer
5. Steve Vuilleumier
6. Christy Martin

Written correspondence from Kathy Houlihan was acknowledged.

Public comment closed at 6:24 p.m.

Motion: Continue two weeks for Project Design Approval and Final Approval with comments:

1. The commission would like the applicant to consider of the following larger species of trees: California White Alder, California Pepper, Bay Laurel, and any other potential options, in response to public comment from the neighbors regarding noise and pollution, due to the prior removal of large trees along the creek.
2. Return with an expert to answer questions about the proposed landscaping.

Action: Drury/Lenvik, 5/0/1. (Hausz abstained. Mahan, Nemec, and Ooley absent.) Motion carried.

(5:15PM) IN-PROGRESS REVIEW HEARING

7. 1111 E CABRILLO BLVD

Assessor's Parcel Number: 017-352-004
Zone: HRC-1/SD-3
Application Number: PLN2018-00634
Owner: KHP IV Santa Barbara LLC
Applicant: Steve Fort, SEPPS
Architect: Andrulaitis + Mixon

(Proposal for improvements at the Hyatt Centric Santa Barbara. The original hotel building, Vista Mar Monte, is a designated Structure of Merit. Proposal involves reconfiguration of the existing parking with valet spaces to provide for hardscape and landscape improvements, including new green space between the Santa Maria and Santa Cruz buildings, and an outdoor space and wood trellis at the Santa Clara building lobby. Improvements to the Santa Clara building include removing a portion of the colonnade to reveal the original hotel entry, and providing outdoor patio areas connecting to the meeting room and restaurant.)

In-Progress Review. No final appealable decision will be made at this hearing. Project was last reviewed on May 15, 2019.

Actual time: 6:50 p.m.

Present: Joe Andrulaitis, Architect, Andrulaitis + Mixon; and David Shelton, Shelton Designs, LLC

Public comment opened at 7:03 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks for Final Approval with comments:

1. The Commission would like to see additional articulation for the pool trellis and suggests wood as a solution.
2. Study the level to rake at the east tower on the canopy.
3. The other iron drawings as proposed are acceptable with the suggestion of adding a twist or more articulation on the support columns of both awnings.
4. Continue all comments from the previous HLC hearing on May 15, 2019 besides 8 which was satisfied.

Action: Hausz/Drury, 6/0/0. (Mahan, Ooley, and Nemec absent.) Motion carried.

*** MEETING ADJOURNED AT 7:30 P.M. ***